

CITY OF GRIDLEY GENERAL PLAN
HOUSING ELEMENT

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SUMMARY DOCUMENT
June 1984

This is the 1984 Update of the Gridley Housing Element. It complies with all requirements of Section 65588, Article 10.6 of the California Government Code requiring such an update. The official required adoption date of this update is January 1, 1986.

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This document was prepared pursuant to the requirement of state law for the use and benefit of the citizens of the city of Gridley and their representatives:

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CITY OF GRIDLEY HOUSING ELEMENT

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GRIDLEY HOUSING ELEMENT

SUMMARY DOCUMENT

INTRODUCTION

The City of Gridley initiated the 1984 update of this Housing Element for its General Plan as part of the City's on-going efforts to ensure that all residents of the Gridley area have access to housing appropriate for their needs. In the past, the Housing Element of the City's General Plan has taken on the task of assessing the local housing needs and outlining measures to assist in meeting them, pursuant to state law. The State legislature has recently reconfirmed this commitment to provision of satisfactory housing for all. The law (Government Code Section 65580 et. seq.) and accompanying Housing Element Guidelines (adopted as part of the Administrative Code) emphasize a need for an affirmative strategy addressing housing requirements of all socio-economic population groups, local provision for a fair share of regional housing need, and quantified plans tied to a time schedule. The law stresses solving the housing problem through addressing its basic causes rather than its symptoms only, and through a commitment to action.

This Housing Element, prepared to meet both the letter and spirit of most recent housing law, is patterned after the State Housing Element Guidelines. Its purpose is to guide the City of Gridley in defining its housing policies and goals, and in carrying out a program of action to fulfill these policies and

goals. It adopts the Guidelines' problem-solving strategy, basing the Housing Program on an in-depth documentation and analysis of Housing Needs.

This 1984 update of Gridley's Housing Element brings the Element into compliance with Housing Element Law (Article 10.6, Sections 65584 and 65588) regarding updating and incorporation of new Regional Allocation plan statistics. The planning period for this Element is 1984-89; the element contains revised housing needs assessments based upon updated population growth rates and rates of decline in household size (please refer to the Support Document for all revised statistical material). The Element's Program Section has been reviewed and brought current in terms of programs completed, underway, or proposed for the period 1984-1989.

This Summary Document of the Gridley Housing Element contains a brief presentation of the results of Gridley's housing needs analysis; the remainder of the document presents Gridley's housing goals, policies and objectives and the program of action intended to implement those policies and objectives. The analysis of Gridley's housing needs and background information providing the basis for the analysis are found in the Support Document of Gridley's Housing Element.

Relationship to Other General Plan Elements

In its problem-solving strategy, this Housing Element bases solutions to housing problems upon existing and projected constraints and opportunities regarding the availability of land

and community facilities. Thus this Element derives input from and also has effect on the Land Use, Circulation, and Parks and Open Space Elements of the General Plan. The ultimate consistency of all Plan Elements must be insured by review and revisions when updates occur.

The need within the City of Gridley for additional new housing, and for rehabilitation and replacement of existing housing units, is summarized and quantified in the tables below. This summary of housing needs represents the conclusions of the analysis contained in the Housing Element Support Document. It is the end product of considerations regarding how rapidly Gridley desires to grow, preservation of the historical socioeconomic balance, the condition of the existing housing stock, and the degree to which housing needs for lower income households have been met through 1982. These quantified housing needs will serve as the basis for housing policy contained in this Housing Element Summary Document and will guide Gridley's processing of applications for new housing over the five year planning period.

HOUSING PROGRAM

Goals, Policies and Objectives

The City of Gridley adopts the goals, policies and objectives (in Table 2) for its housing program. Policy implementation is contained in Table 3, Gridley's Housing Action Plan. The objectives can be quantified by referring to Table 1, below.

TABLE 1

SUMMARY OF GRIDLEY HOUSING NEEDS, 1984-1989

A. Existing Needs

1. **Overpayment:** need for assistance to 350 Very Low and Low Income households (mostly renters) who are paying more than 25% of their incomes for housing.
2. **Overcrowding:** need for larger units for 158 households.
3. **Habitability:** need to rehabilitate approximately 309 units.
need to demolish and replace approximately 24 units. These 24 new units are included below under projected new construction. (Note: These are both estimates and will change slightly when housing condition is known in more detail.)

B. Projected Needs, 1984-1989

1. Build 97 new units by 1987 to accomodate growth at historic rates.
2. Demolish another 24 dilapidated units and replace with new units. This number is an estimate and will increase or decrease slightly when housing condition is known in more detail.
3. Build total of approximately 121 new units according to the following distribution:

<u>Income Group</u>	<u>No. Units</u>	<u>Suggested % Duplex and Multi-Family</u>	<u>Suggested No. Duplex Multi-Family</u>
Very Low Income	39 (includes 24 replacement units)		
Low Income	0 (actually -6 units surplus*)		
Moderate Income	28		
High Income	60		
Total	121	25%	30

A currently unresolved zoning dispute with Butte county concerning Gridley peripheral lands could affect where some housing is built in the future. If the City prevails in its lawsuit with the County, all further residential subdividing will cease in County lands. County land on the Gridley periphery will be zoned for agriculture and all future urban subdivisions will take place within the City Limits. However, some 600 vacant parcels exist outside the City Limits, providing sites for continued residential building even without additional subdivisions. As these parcels are built out, a greater percentage of the new growth would occur within the City Limits.

 *Note: The figures in Table 1 above reflect the 94 units of non-market rate housing and 41 units of market rate housing built in the City between 1980 and mid-1984. Six "surplus" (in excess of theoretical need) Low Income units were built in the period 1980-84.

An approximately 75% - 25% mix of single-family units to duplex/multi-family units is suggested, to reflect the historic mix of housing in Gridley plus a 12 percentage-point increase in the historic proportion of multiple-family units to better accommodate non-market-rate housing needs.

Should the lawsuit be resolved in favor of the County's position, the County will continue to zone land in Gridley's periphery (Sphere of Influence) for residential use. In either case, the City of Gridley's responsibilities for housing would be as shown above (Table 1) in the short term, with the city absorbing the greater share of the Area's growth in the future.

TABLE 2
GOALS, POLICIES AND OBJECTIVES

GOALS	POLICIES	OBJECTIVES
1. Provide decent homes and satisfying environments for all Gridley Area residents.	1. Adopt an affirmative housing plan based on a realistic assessment of local housing needs and constraints.	1. Rely on a combination of private market incentives and use of public funds to encourage maximum provision of need through the local market and to provide for non-market-rate household needs which persist.
2. Make adequate housing available to all age, socioeconomic, racial and other groups in the town's existing and projected population.	2. (a) To the extent need can be demonstrated, continue to support housing for the elderly in locations accessible to services and community resources and in family neighborhoods close to business districts. (b) Support the living environment needs of young families by provision of neighborhood parks and playlots, streets safe from traffic pressure, and transportation systems providing access to schools, stores and other facilities. (c) Recognize the manufactured home as a viable source of new housing for low and middle income persons. (d) Review need for handicapped-accessible housing. Encourage conversion of existing units and incorporation of handicapped-accessible features into new housing if need exists. (e) Provide adequate land to accommodate projected need for single-family housing.	2. (a) Continue working with BCHA and private contractors using federal assistance, using the numbers of units for the elderly needed per year as recommended in the Housing Element for guidance. (b) Correlate this element with the Circulation Element in terms of speed limits and traffic control for residential streets, and with the Parks and Recreation part of the Land Use Element to see that enough park and play areas are planned for foreseeable locations of population growth. Continue collecting fees to offset the cost of recreational facilities. (c) Enabling regulations exist for incorporating manufactured homes into the housing stock. Remove requirement of use permit from Sec. 17.23 of the Zoning Ordinance. (d) Solicit a volunteer committee to encourage public education, and locate funding sources to assist in adapting housing for Gridley's handicapped population. (e) Use recently revised zoning which provides approximately 85 additional acres of land for single-family residences.
3. Preserve quality of existing neighborhoods and housing stock.	3. (a) Formulate and implement a housing condition survey to be updated every five years, and a rehabilitation, demolition and replacement program. (b) In code enforcement continue to emphasize education of homeowners, landlords and tenants as to the importance of maintaining good housing condition.	3. (a) The rehabilitation and replacement program is one area where Gridley could make good use of public assistance through the Community Development Block Grant (CDBG) Program and through self-help programs. (b) Upon request, building inspector could inform owners of older homes as to feasible methods to achieve code compliance.

GOALS

POLICIES

OBJECTIVES

3. Continued	(c) Continue to provide adequate maintenance of sidewalks, streets, and other urban service systems. (d) Ensure new housing design which promotes aesthetic qualities of existing neighborhoods.	(c) Continue existing maintenance programs within the City Limits. Encourage the County to adopt subdivision improvement standards which are compatible with City standards. (d) Provide for architectural review when building plans are submitted for new homes in established neighborhoods.
4. Coordinate the amount, growth rate, timing and spatial distribution of residences and infrastructure to avoid imbalance of demand and supply.	4. (a) Prepare capital improvement plans for drainage, sewage disposal, water, recreational facilities, streets, electrical service and miscellaneous public facilities. (b) Cooperate with school districts in establishing assessment district for school expansion. (c) Establish assessment district to finance police protection, fire protection and recreational facilities maintenance.	4. (a) Establish appropriate zoning districts throughout the City. (b) Regulate number, timing and spatial distribution of building permits to match available infrastructure. (c) Carry out capital improvement plan (i.e., build facilities on schedule). (d) Collect fees as needed to finance necessary capital improvements and public services. These can be a combination of development impact fees and assessments. Fees should be structured so those receiving benefit will be the ones who pay (without subsidization from non-beneficiaries). Cost of large capital expense items should be spread over time, so initial expense does not make otherwise desirable projects financially unfeasible. (e) When available, use grant funds to finance public facilities, easing the local cost burden.
5. Ensure safe and high quality new housing.	5. (a) Ensure diversity of housing appearance within neighborhoods by limiting duplication of housing exteriors within view of one another. (b) Ensure energy efficiency in new home siting, shading and construction. (c) Provide a pleasant, shaded atmosphere in residential neighborhoods.	5. (a) Continue use of the Architectural Review Guidelines for review of building projects within the City and the Architectural Review Committee composed of Planning Commissioners and staff to review projects for conformity to Guidelines. (b) Require home construction according to the Title 24 Residential Energy Conservation standards. Adopt other measures as appropriate from the Energy Conservation Element of this General Plan. (c) Adopt a tree-planting program. (d) Provide underground utilities where practical and/or convenient for aesthetic and health, safety and welfare

GOALS

POLICIES

OBJECTIVES

- | | | |
|--|--|--|
| <p>6. (a) Maintain overall housing stock growth at historic rates, providing for local population growth.</p> <p>(b) Maintain balanced housing growth rates in all income brackets so that one group does not pre-empt or over-burden limited infrastructure capacities.</p> | <p>6. (a) The rate of new home construction should be correlated with the Housing Element Needs Assessment.</p> <p>(b) Attempt to correlate yearly building in each income group with the number, and at least with the proportions recommended in the Housing Element. (The actual numbers may not be achieved in the first year or two.)</p> | <p>6. (a) Utilize the suggested total number of units to be built yearly as guidance for the appropriate number of building permits per year.</p> <p>(b) Establish the suggested numbers of units per year for each income group as guidance for building permits in each category.</p> |
| <p>7. Use government subsidies for private housing only when the functioning of the market is not sufficient to meet the need.</p> | <p>7. (a) The City should examine and investigate grant programs to meet non-market-rate housing need.</p> <p>(b) Emphasize self-help home construction and repair.</p> <p>(c) Encourage reductions in the costs of homes and of home maintenance so more people can afford their own home without assistance.</p> | <p>7. (a) For people who cannot afford market rate housing, continue working with BCHA, contractors using FmHA money, and other agencies which sponsor non-market-rate housing or Community Development Block Grant projects, as long as the projects do not require more city expenditures than they bring in funds. Self-help programs should be used as much as possible.</p> <p>(b) Adopt a City ordinance providing for temporary "granny unit" mobile homes by conditional use permit for a specified time on existing lots, offering the possibility of affordable unassisted housing for Gridley's older residents.</p> <p>(c) The City has prepared an Energy Conservation Element which provides suggestions for reducing energy use, lowering on-going home operating costs significantly. Many energy conservation measures are reimbursable or otherwise assisted by the State government.</p> <p>(d) Consider alternate construction designs, techniques and materials which are space and energy-efficient and lower the cost of home construction.</p> |

TABLE 3

**POLICY IMPLEMENTATION:
HOUSING ACTION PLAN FOR THE CITY OF GRIDLEY, 1984 - 1989**

POLICY OR OBJECTIVE TO BE IMPLEMENTED	ACTION	SOURCE OF FINANCING	PRINCIPAL RESPONSIBLE AGENCY	TIME FRAME
1. Provide adequate land to accommodate projected need for all types of housing for all income groups (total of 97 new units).	Programs Under Way or Completed:			
	1. Land Availability study to determine need for additional	City of Gridley	City of Gridley Planning Dept.	June 1983
	2. Revise Land Use Map of General Plan to include sufficient acreage to accommodate at least 500 additional units for 1984 housing stock (1763 units). 500 units includes a 20-year need plus 30% cushion.	City of Gridley	City of Gridley Planning Dept.	June-Oct. 1983
3. Revise Zoning Map to designate sufficient land to accommodate at least 194 additional units over 1984 housing stock (1763 units). 194 units includes a 5-year need plus 100% cushion.		City of Gridley	City of Gridley Planning Dept.	March-June 1983
	Future Programs and Strategies:			
	1. Analyze all available sites for availability of infrastructure to accommodate all numbers and types of housing units in this Element's Summary of Housing Needs within the period 1984-1989.	City of Gridley	City of Gridley Planning Dept./Public Works Dept.	Jan. 1985

POLICY IMPLEMENTATION: HOUSING ACTION PLAN FOR CITY OF GRIDLEY 1984-1989 -- (Continued)

POLICY OR OBJECTIVE TO BE IMPLEMENTED	ACTION	SOURCE OF FINANCING	PRINCIPAL RESPONSIBLE AGENCY	TIME FRAME
2. Make use of public funds and public powers, as well as private resources, to provide for non-market rate housing needs which persist beyond the market's ability to accommodate (involuntary overpayment for housing), and which fall within the General Plan's guidelines for rate of City growth.	Programs Underway or Completed:			
	1. Work with Butte County Housing Authority (BCHA) to permit building of 48 Senior Citizen Apartments (Haskell St.)	HUD	BCHA	1971, 1977
	2. Work with private contractors to permit numerous individual homes to be built with mortgage assistance.	FmHA	Private	1972-82
	3. Work with private contractor to permit units of Low Income Single-Family Housing (Liberty Estates).	FmHA	Private Contractor	1977-78
	4. Work with private contractor to permit building of 56 Senior Citizen Apartments (The Oaks) to be occupied by residents receiving rent subsidies.	HUD, FmHA and private sources	Private Contractor	1981-82
	5. Work with the Chico Housing Improvement Program (CHIP) to permit 37 units (27 under self-help program) of single-family Housing for Low to Moderate Income households (Pheasant Run).	FmHA	CHIP Private Contractor	1982-83

POLICY IMPLEMENTATION: HOUSING ACTION PLAN FOR CITY OF GRIDLEY 1984-89 -- (Continued)

POLICY OR OBJECTIVE TO BE IMPLEMENTED	ACTION	SOURCE OF FINANCING	PRINCIPLE RESPONSIBLE AGENCY	TIME FRAME
	6. Provide for more apartment and duplex housing options, by increasing the historic ratio of land designated for R-2 and R-3 to land designated S-R and R-1 in both the General Plan and Zoning Maps.	No funding	City of Gridley	June 1983
	7. Work with Chico Housing Improvement Program (CHIP) to permit 45 (under the self-help program) single-family houses for low to moderate income households (Tierra del Sol).			
Future Programs and Strategies:				
	1. Continue referring overpaying households to BCHA for HUD "Section 8" rental assistance and other housing assistance programs. Continue working with BCHA, housing agencies such as CHIP, and private contractors using FmHA, HUD and other funding to assist in providing housing for Low to Moderate Income households, as needed to provide a balance of housing. Use posters in City Hall to advertise the availability of housing assistance through BCHA. Encourage the local County Community Action Agency (which also refers to BCHA) to do the same.	HUD FmHA	BCHA, CHIP Private Contractors, other public agencies or non-profit groups, Community Action Agency, Gridley Office.	1984-89

POLICY IMPLEMENTATION: HOUSING ACTION PLAN FOR CITY OF GRIDLEY 1984-1989 -- (Continued)

POLICY OR OBJECTIVE
TO BE IMPLEMENTED

ACTION	SOURCE OF FINANCING	PRINCIPLE RESPONSIBLE AGENCY	TIME FRAME
2. Work with private developer to provide for a rental mobile-home park within the City by zoning appropriate land adequate for at least 20 units.	Private and public	City of Gridley, HCD, private developer	1985-86
3. Provide a density bonus (if required to maintain legal consistency with Section 65915 of the Govt. Code and other State laws) to developments including at least 25% of units affordable to Very Low, Low and Moderate Income	No funding needed	City of Gridley	1984-89 Use growth rates and income group proportions in Housing Element to guide timing.
4. Make older structures in existing housing stock more available through assisted rehabilitation -- See Future Programs under Rehabilitation Policy.			
5. Make older structures in existing stock more available through provisions in item #2 and #3 of Future Programs under Elderly Housing Policy.			
6. Encourage affordable housing through creative use of low-cost and innovative building designs and materials, such as the energy-efficient Rammed-Earth homes concept.	No funding needed	City of Gridley	1984-89

POLICY IMPLEMENTATION: HOUSING ACTION PLAN FOR CITY OF GRIDLEY 1984-1989 -- (Continued)

POLICY OF OBJECTIVE TO BE IMPLEMENTED	ACTION	SOURCE OF FINANCING	PRINCIPAL RESPONSIBLE AGENCY	TIME FRAME
3. See that adequate housing is provided for the elderly.	7. Refer households with complaints regarding fair housing practices to BCHA, the local HUD-designated clearinghouse for discrimination and other fair housing complaints.	No funding needed	City of Gridley	1984-89
	Programs underway or completed:			
	1. See Programs Underway. Nos. 1 and 4, under Policy #2 on Non-market-rate Housing.			
	2. Work with private groups to permit building of Valley Oaks Convalescent Hospital.	Private	Private Contractors	1978
	3. Work with private groups to permit development of Senior Citizen Apartments (10 units) near the Gridley hospital.	Private	Private Contractors	1978-79
	4. Offer the option of "Granny" units (as trailers only) by adopting an ordinance providing for a second unit on a parcel by conditional use permit.	No funding needed	City of Gridley	July 1984

POLICY IMPLEMENTATION: HOUSING ACTION PLAN FOR CITY OF GRIDLEY 1984-1989 -- (Continued)

POLICY OR OBJECTIVE TO BE IMPLEMENTED	ACTION	SOURCE OF FINANCING	PRINCIPAL RESPONSIBILITY AGENCY	TIME FRAME
	Future Programs and Strategies:			
	1. Continue working with BCHA and private contractors to see that adequate housing opportunities exist for elderly citizens, as needed	HUD private	BCHA, private contractors	1984-89 Use growth rates and age structure portions in Housing Element to guide timing.

4. Alleviate overcrowded living conditions for Very Low, Low and Moderate Income renters and home-owners.

Programs underway or Completed:

1. Make larger, older structures available through offering present elderly (often single) occupants the option of a more manageable unit -- See item #4 under Programs Completed, under Policy for Elderly Housing.

Future Programs and Strategies:

1. Emphasize affordability in housing, offering homebuilders flexibility in home configuration, as well as size and number of rooms, to permit affordable units for larger households.
2. Apply for funds to assist home expansion -- See Future Programs under Policy No. 5.

No funding needed
City of Gridley
1984-89

POLICY IMPLEMENTATION: HOUSING ACTION PLAN FOR CITY OF GRIDLEY 1984-1989 -- (Continued)

POLICY OR OBJECTIVE TO BE IMPLEMENTED	ACTION	SOURCE OF FINANCING	PRINCIPAL RESPONSIBLE AGENCY	TIME FRAME
	3. Encourage approximately 25% of all new and replacement units (both single- and multiple-family) built for Low- to Moderate-Income families to be 3- and 4-bedroom units.	No funding	City of Gridley	1984-89
5. Conserve and improve the condition of existing affordable housing stock.	Programs Underway or Completed: 1. Conduct a housing condition survey which identifies units needing moderate or major rehabilitation, and correlates these units for household income and other characteristics.	City of Gridley	City of Gridley	April 1983
	Future Programs and Strategies: 1. Apply to the California Department of Housing and Community Development (HCD) for CDBG* funding for rehabilitation and expansion of units housing Very Low, Low and Moderate Income families. Include a proposal for replacement or upgrading of those of the 24 dilapidated units with most severe structural deficiencies.	HUD (through HCD).	City of Gridley and HCD	March 1985

POLICY IMPLEMENTATION: HOUSING ACTION PLAN FOR CITY OF GRIDLEY 1984-1989 -- (Continued)

POLICY OR OBJECTIVE TO BE IMPLEMENTED	ACTION	SOURCE OF FINANCING	PRINCIPAL RESPONSIBLE AGENCY	TIME FRAME
6. Work towards re- moving governmental constraints to pro- vision of adequate housing for all Gridley residents.	<p><u>Future Programs and Strategies:</u></p> <p>1. <u>Availability of Electrical Power</u> -- Continue to explore development of new inexpensive sources of electrical power; implement selected energy conservation measures from the Energy Conservation Element which are compatible with Gridley philosophy.</p>	[See foot- note**]	City of Gridley	1984- Spring 1985
	<p>2. <u>Drainage</u> -- Undertake the necessary engineering evaluations of existing drainage facilities to determine what improvements are necessary to serve new development as projected on the General Plan Land Use Map. Determine costs of improvements, appropriate financing mechanisms and an equitable allocation plan to distribute costs to new development (Public Facilities Element).</p>	[See foot- note**]	City of Gridley	1984- Spring-1985
	<p>3. <u>Sewers</u> -- Continue to upgrade and evaluate the sewer system to accurately determine what capacity is available to serve new development and what costs must be covered for presently needed systems improvements. Analyze need for future improvements to serve development as projected on the General Plan Land Use Map. Determine costs for future improvements, appropriate financing mechanisms and an equitable cost</p>	[See foot- note**]	City of Gridley	1984- Spring 1985

POLICY IMPLEMENTATION: HOUSING ACTION PLAN FOR CITY OF GRIDLEY 1984-1989 --(Continued)

POLICY OR OBJECTIVE TO BE IMPLEMENTED	ACTION	SOURCE OF FINANCING	PRINCIPAL RESPONSIBLE AGENCY	TIME FRAME
	allocation plan (Public Facilities Element).			

DISCUSSION OF PROGRESS ON HOUSING ACTION PLAN FOR 1984-1985

The City of Gridley undertook a major revision of their General Plan from 1982-1984. The following elements were revised: Land Use, Circulation, Housing, Conservation, Open Space and Noise. A building moratorium was in effect during most of the General Plan revision period. Upon adoption of the elements, the moratorium was lifted and development permits were processed.

As mandated by State statute, all ordinances implementing the General Plan must be revised to be consistent with the plan. Revision of the zoning and subdivision ordinances was a major task for Gridley city officials in 1985. It is fully expected that those documents will be completed and adopted in early 1986.

The processing of development permits, some of which have been delayed by the moratorium, coupled with the complete revision of the city's zoning and subdivision ordinances, has delayed the city's full participation in the Housing Action Plan. With major land use documents in place, the city will be able to actively implement the adopted action plan including a much-needed rehabilitation program.

PUBLIC PARTICIPATION

The Gridley community has had opportunities for input to the Housing Element through the following mechanisms:

A two-phases questionnaire soliciting ideas and input for housing goals, objectives and implementation measures.

News articles which preceded the public meetings at which the above-mentioned questionnaires were administered.

Numerous publicly noticed Planning Commission workshop meetings during which the Commission and any interested residents could review and comment on the Draft Element, debate issues, and suggest changes.

Copies of the Draft Element available for review at City Hall.

Public Hearings for comment before adoption of the Final Element. Such public hearings will be held by the City Planning Commission and City Council with public notice as required by law.

INTERGOVERNMENTAL COORDINATION

In the remainder of the planning period 1984-1989, as in the past, the City of Gridley will continue to improve and implement its housing programs through coordination with several local governmental agencies.

1. **Butte County Association of Governments (BCAG).** Gridley is using BCAG's Regional Allocation Plan as a guide for low-income housing provisions. In addition, Gridley sends a representative to BCAG meetings as needed to speak for Gridley's needs and role in a wider Butte County community.

2. **Butte County Housing Authority (BCHA).** Gridley maintains a Cooperation Agreement with BCHA for Conventional Low Income Housing and refers households who cannot meet their housing needs through the open market to this agency. BCHA offers a comprehensive range of housing assistance programs.

3. **Butte County Local Agency Formation Commission (LAFCO).** Gridley participates in the local LAFCO in an endeavor to coordinate the efforts of the County and City in addressing housing and other issues.



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PROVISIONS FOR REVISION AND UPDATING

The Housing Element should be subject to annual evaluation reports to see if the programs recommended are being carried out. A five-year periodic revision should take place to incorporate new data (from census sources and local Gridley studies) and to revise obsolete or inappropriate sections on needs assessments, constraints, and programs.